



**Caldicot Gardens, Grantham NG31 8WR**



**welcome to**

**Caldicot Gardens, Grantham**

\*GUIDE PRICE £365,000 - £375,000\* - Modern four bedroom detached family house, presented to a very high standard throughout, with three reception rooms, kitchen and utility room. Garage, driveway and landscaped gardens. Situated in a very popular location Barrowby Edge on the outskirts of Grantham.



### Entrance Hall

This beautifully presented spacious entrance hall with Amtico signature flooring, which has been fitted throughout the ground floor. Handmade wood panneling on the hall way walls and staircase, and beautiful radiator covers which are made to measure. Doors leading off to the lounge, kitchen and cloakroom and staircase to the first floor.

### Downstairs Cloakroom

Comprising a low level wc, pedestal wash handbasin and decorative tiled splashbacks. Window to the side and radiator and Amtico flooring.

### Study

9' 6" x 7' 8" ( 2.90m x 2.34m )

With window to the front aspect, radiator and Amtico flooring.

### Lounge

12' 2" x 19' 1" ( 3.71m x 5.82m )

This lovely size lounge has a bay window to the front aspect, radiator and Amtico flooring.

### Dining Room

14' 2" x 12' 2" ( 4.32m x 3.71m )

With french doors leading out to the rear garden, Amtico flooring, and two radiators.

### Kitchen

This modern kitchen boasts a range of white high gloss units at both floor and eye level, with grey granite worksurfaces over. Built in double electric oven, gas hob and extractor hood above. Stainless steel sink with a single drainer and mixer tap over. Integrated dishwasher and fridge freezer. Amtico signature flooring, radiator and window to the rear aspect.

### Utility Room

8' 3" x 5' 2" ( 2.51m x 1.57m )

With back door, stainless steel sink, space for washing machine tumble dryer, radiator, boiler

### First Floor Landing

Spacious first floor landing with loft hatch access to the loft, carpeted flooring, radiator and window to the side aspect.

### Bedroom One

12' 1" x 11' 11" ( 3.68m x 3.63m )

This spacious master bedroom has a window to the front aspect, carpeted flooring, radiator, and built-in wardrobe.

### En-suite

En-suite shower room, consists of a fully tiled shower cubicle, low level wc and pedestal wash hand basin. Heated towel rail, tiled flooring.

### Bedroom Two

13' 4" x 9' 5" ( 4.06m x 2.87m )

This double bedroom has two windows to the front aspect, radiator, built-in wardrobe, and carpeted flooring.

### Bedroom Three

12' 8" x 10' 1" ( 3.86m x 3.07m )

A further double bedroom with two windows to the rear aspect, built-in wardrobe, radiator and carpeted flooring.

### Bedroom Four

10' 3" x 7' 6" ( 3.12m x 2.29m )

Good size fourth bedroom with a fitted wardrobe, window to the rear aspect, radiator and carpeted flooring.

### Family Bathroom

9' 2" x 7' 6" ( 2.79m x 2.29m )

Comprising of bath, shower cubicle, low level wc and pedestal wash hand basin, heated towel rail, part tiling to the walls, and tiled floor. Window to the rear aspect.

### Description Outside

To the front of the property there is a lawned area and gravelled driveway providing off road parking and leading to the single garage. There is gated side access to the rear garden, which is ideal for a family. With a feature paved patio area for outside dining, the garden is mainly enclosed by fencing and with a feature wall to the rear boundary. Water tap and external lighting.

Garage - With up and over door, light and electricity and with a personal door to the rear.



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## Caldicot Gardens, Grantham

- STUNNING MODERN DETACHED HOUSE
- FOUR GOOD SIZE BEDROOMS
- LOUNGE, DINING ROOM AND STUDY
- KITCHEN AND UTILITY ROOM
- FAMILY BATHROOM PLUS ENSUITE

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

guide price

**£365,000 - £375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113450 - 0005

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